
Z-2604
RYAN PARKER
NB TO R1U

STAFF REPORT
February 12, 2015

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of owner Anne Marie Torre, is requesting the rezoning of one lot on the north side of Kossuth Street between 19th and 20th Streets from NB to R1U. The purpose of this rezone is to make conforming a long-standing, non-conforming residence. The site is commonly known as 1918 Kossuth Street, Lafayette, Fairfield 28(NE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

This property is at the edge of an NB, Neighborhood Business zone that extends to the east for 1 ½ blocks; adjacent land to the north, west and south is zoned R2. This stretch of NB zoning along Kossuth surrounded by R2 zoning is part of the original zoning pattern for this part of the city. There have been no recent rezones in the immediate area.

AREA LAND USE PATTERNS:

The subject property has contained a single-family home and detached garage for decades according to County records. Adjacent to the east towards 20th Street is a duplex, a single-family home and a business. Other residential uses are located to the north, west and south. Many of the businesses located on Kossuth in this area are in converted single-family homes. Some of the surrounding businesses include a drycleaner, a draftsman, a dentist, an auto body supply company and an insurance office.

TRAFFIC AND TRANSPORTATION:

The site is located on Kossuth Street, an urban primary arterial. Traffic counts taken in 2006 indicate that 9,274 vehicles pass this site daily. Access is derived by a driveway on Kossuth leading to a detached garage located behind the house.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The site is served by city utilities.

STAFF COMMENTS:

The Kossuth Street corridor is largely residential with neighborhood commercial nodes spaced along the way. One of these nodes, encompassing the subject property and stretching east about 1 ½ blocks, includes a drycleaner, a draftsman, a dentist, an auto body supply company and many single and two-family homes. Historically, these areas

were zoned LB (Local Business), which became NB (Neighborhood Business) with the passage of the new zoning ordinance in 1998. The LB zone permitted single-family homes by right; however residences are not permitted in the NB zone.

When this rezone was originally filed, staff suggested R1B zoning for this single-family home. However, upon further review of the application, staff and petitioner have agreed that R1U would be the best fit for this property. One advantage of R1U is the minimum front setback of 15' compared to R1B's front setback requirement of 60' (Kossuth is classified as an urban primary arterial). The existing home is located 15' from the front property line.

Rezoning this one lot to a residential zone is simply adjusting a zoning boundary that was slightly too expansive decades ago. It will help to better define the nearby commercial node by excluding land that has been historically used residentially and where no commercial growth is planned.

STAFF RECOMMENDATION:

Approval